Karen Johnson Davidson County
Batch# 984750 DEEDWARR
03/27/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,236.17
20230327-0022055

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $334,100.00

Affiant

Subscribed and sworn to before me this 24 day of March, 2023.

Notary Public
My commission expires: 11/15/25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Maximma Ramirez 331 Leo Lane Nashville, TN 37211	New Owner	148-05-0-197

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nathaniel Overton Stinson and Rachel Barry Stinson, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Maximma Ramirez, unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 31 on the Plan of Section One, Haywood Acres, of record in Plat Book 2900 Page 17, and corrected in Certificate of Correction of record in Book 2995 Page 588, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nathaniel Overton Stinson and Rachel Barry Stinson, husband and wife, by deed from Scott K. Crider and Jennifer L. Crider of record in Instrument No. 20181102-0108920, Register's Office for Davidson County, Tennessee, and dated November 2, 2018.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Haywood Acres of record in Plat Book 2900 Page 17 and corrected in Book 2995 Page 588 Register's Office for Davidson County, Tennessee.

This property is improved property known as 331 Leo Lane, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of March, 2023.

Nathaniel Overton Stinson

Rachel Barry Stinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of March, 2023, before me personally appeared Nathaniel Overton Stinson and Rachel Barry Stinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2023.

Notary Signature
My commission expires: 12-18-2023

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Mar. 24, 2023.

Affiant
Date: ~~April~~ 27, 2023
Mar.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th Mar. day of ~~April~~ 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY